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GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)



Doc#: 0509402080  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/04/2005 08:05 AM Pg: 1 of 3

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THIS AGREEMENT, made this 28<sup>th</sup> day of March, 2005, between MARTIN REEVES DEVELOPMENT, LLC

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS party of the first part, and

~~\* SCOTT MILLER AND CASEY JONES \*~~  
380 YARMOUTH RD., ELK GROVE, IL

\* Scott J Miller (Name and Address of Grantee) \* CASEY J. Jones party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

\* not as tenants in common but in joint Tenancy

\* SEE LEGAL ATTACHED TO AND MADE PART OF \*

8 27/26/25023173/3 lot 3

Above Space for Recorder's Use Only

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 20-02-113-005 affects underlying land

Address(es) of real estate: 4115 S. DREXEL #2F, CHICAGO, IL 60653

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

MARTIN REEVES DEVELOPMENT, LLC

(Name of Corporation)

By X [Signature]  
President

Attest: \_\_\_\_\_  
Secretary

**BOX 333-CP**

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714  
(Name and Address)

3LC

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SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

1215 Wilke Rd #101  
(Name)  
Am1 HSTL (Cook)  
(Address)  
(City, State and Zip)

Scott Miller  
(Name)  
4115 South Drexel Blvd #2F  
(Address)  
Chicago, IL 60653  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS

COUNTY OF COOK

SS.


I, \_\_\_\_\_ a Notary Public  
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARKO BOLDUN  
personally known to me to be the \_\_\_\_\_ President of MARTIN REEVES DEVELOPMENT, LLC  
an Illinois corporation, and \_\_\_\_\_, personally known to me to be the  
\_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose  
names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
authority, given by the Board of DIRECTORS of said corporation as their free and voluntary  
act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public

Commission expires \_\_\_\_\_

STATE TAX




**STATE OF ILLINOIS**  
MAR. 31. 05  
# 0000001798

REAL ESTATE TRANSFER TAX
<del>00289.00</del>
FP 103032

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
MAR. 31. 05  
# 0000001561

REAL ESTATE TRANSFER TAX
<del>00144.50</del>
FP 103034

REVENUE STAMP

Box \_\_\_\_\_

**SPECIAL WARRANTY DEED**  
Corporation to Individual

TO \_\_\_\_\_

ADDRESS OF PROPERTY:  
CITY TAX

**CITY OF CHICAGO**  
MAR. 31. 05  
# 0000000598

REAL ESTATE TRANSFER TAX
<del>02168.00</del>
FP 103033

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

GEORGE E. COLE

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 2F IN THE 4115 SOUTH DREXEL CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN FRED B. CLARK'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 3  
AND ALL OF LOTS 4 TO 13 OF BLOCK 2 OF BAYARD & PALMER'S ADDITION  
IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
CONDOMINIUM RECORDED DECEMBER 1, 2004 AS DOCUMENT NUMBER  
0433619029; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND  
STORAGE SPACE S-4 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE  
PLAT OF SURVEY RECORDED DECEMBER 1, 2004 AS DOCUMENT 0433619029,  
IN COOK COUNTY, ILLINOIS.

PIN# 20-02-113-005 affects parcel in question and other  
property

COMMONLY KNOWN AS: 4115 S. DREXEL #2F, CHICAGO, IL 60653

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND  
ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE  
DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT  
OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM,  
AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND  
ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION  
FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS,  
CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID  
DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION  
WERE RECITED AND STIPULATED AT LENGTH HEREIN."